



# PORTLAND HOUSE

WELLINGTON PARK BT9

6 Unique Boutique Apartments

# PRIME SOUTH BELFAST LOCATION

## LUXURY • LOCATION • LIFESTYLE

Portland House is an exceptionally high quality development of stylish apartments in one of South Belfast's most prestigious tree-lined parks. The six turn-key, modern apartments have been designed for the purchaser seeking a larger and higher specification apartment finish in the heart of BT9. Each apartment has been developed with maximum focus on luxury, comfort, space and use of natural light. Each apartment also has its own dedicated parking space adding further value and convenience to what is a much sought after address.



THE CHELSEA BAR & RESTAURANT



THE ULSTER MUSEUM



BARNETT DEMESNE



SHU RESTAURANT

## CITY LIFESTYLE

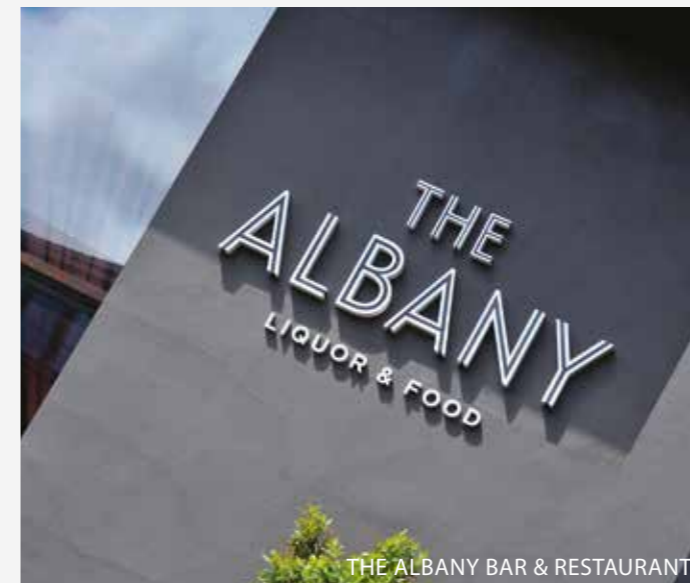
South Belfast prides itself on its vast range of independent shops, cafés, restaurants and bars with smart new eateries joining established names, and as many local clubs and sports facilities as you could wish for.

## LIVE IN THE CITY, RUN IN THE PARK

Park-runs and outdoor social events are a regular feature of the nearby, beautifully-maintained green spaces of Botanic Gardens, Ormeau Park and Musgrave Park.

## AN EASY CONNECTION

With excellent transport routes to the M2 North and the M1 South, local and national amenities are easily accessible. If you prefer the stress-free alternative to driving, Belfast's Europa Transport Hub is within 10 minutes walk and for further afield, Belfast City Airport is within 10 minutes reach.



THE ALBANY BAR & RESTAURANT



BOTANIC GARDENS



QUEEN'S UNIVERSITY



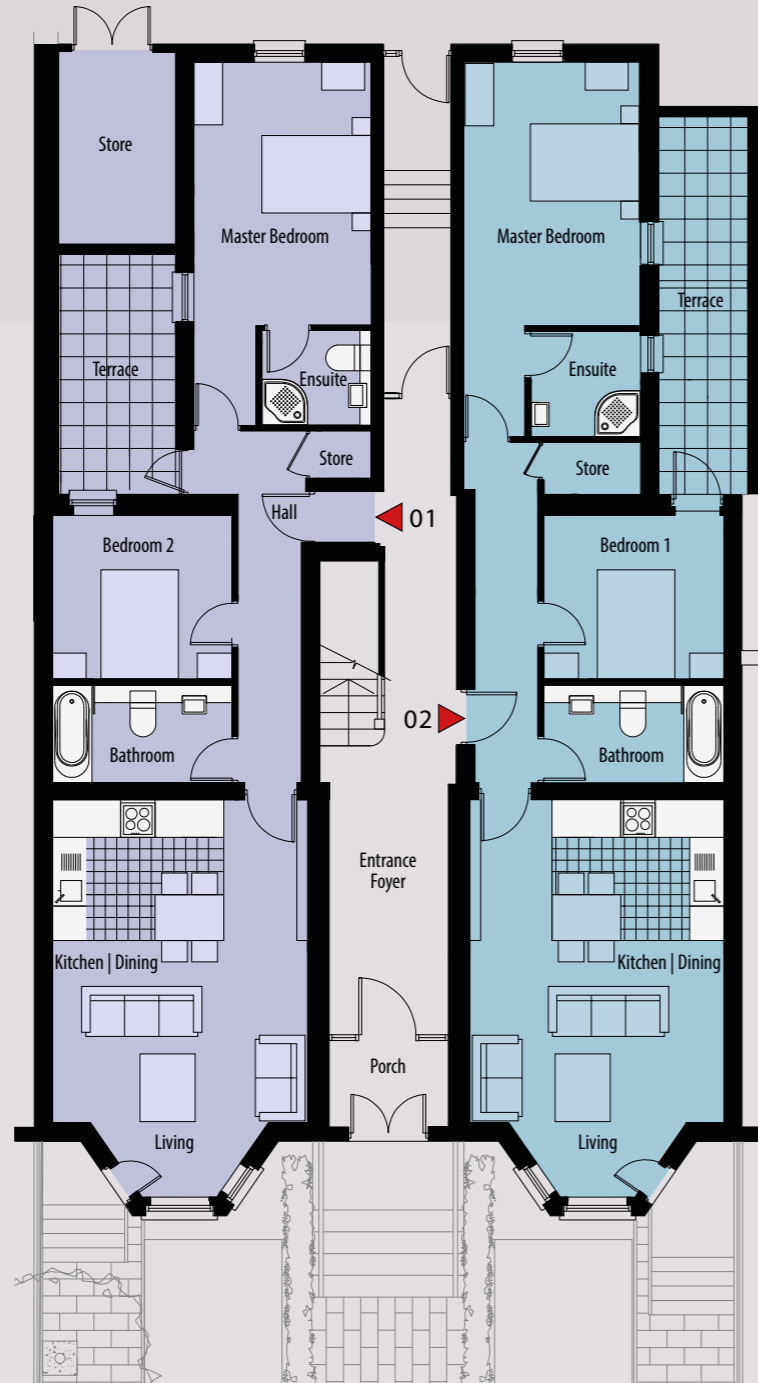
DEANE AND DECANO RESTAURANT

# GROUND FLOOR APARTMENTS

## APARTMENTS 1 & 2

Stylishly laid out, these large two bedroom apartments benefit from original high ceilings, large living/dining areas with beautiful views to the street along with private terraces at the rear.

The apartments also have private doors to their living rooms which allow residents easy access to their dedicated parking space outside.



## APARTMENT 01

Entrance Hall			
Kitchen   Dining   Living	5.65 x 4.46	18'6" x 14'6"	
Master Bedroom	6.32 x 3.08	20'7" x 10'1"	
Ensuite	1.90 x 1.65	6'2" x 5'4"	
Bedroom 2	3.13 x 2.85	10'3" x 9'3"	
Bathroom	3.13 x 1.70	10'3" x 5'6"	
Terrace			

## APARTMENT 02

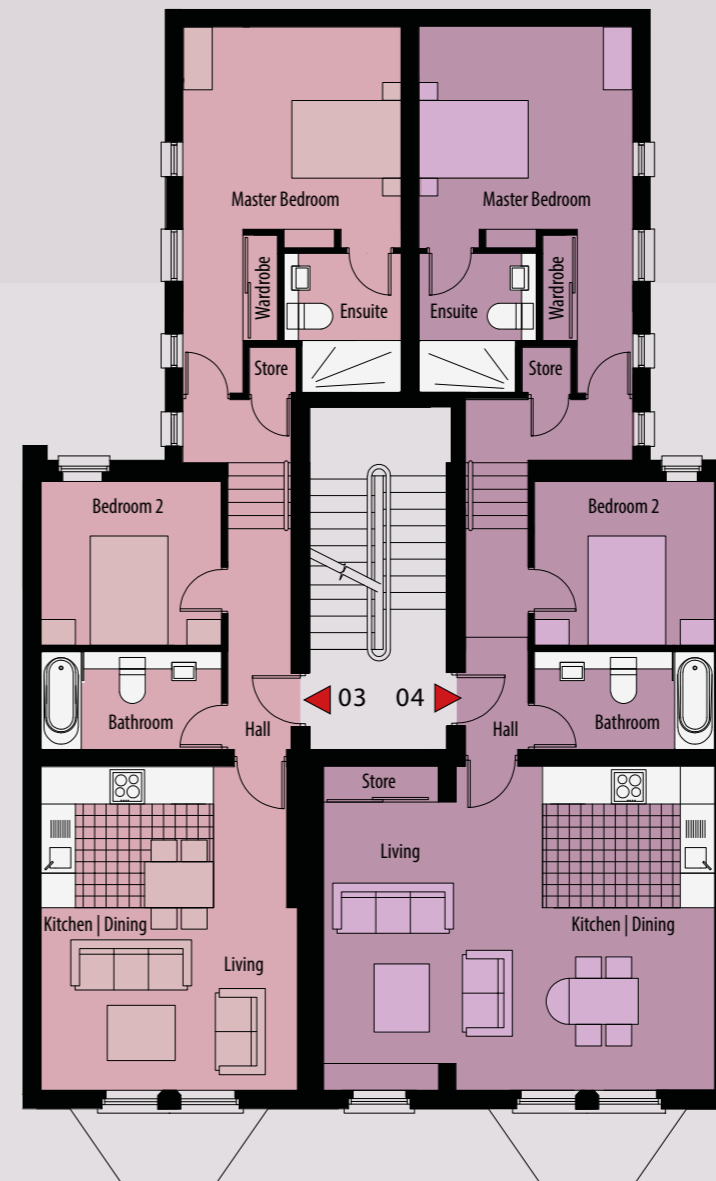
Entrance Hall			
Kitchen   Dining   Living	5.65 x 4.43	18'6" x 14'5"	
Master Bedroom	6.54 x 3.08	21'5" x 10'1"	
Ensuite	1.91 x 1.85	6'3" x 6'1"	
Bedroom 2	3.13 x 2.85	10'3" x 9'3"	
Bathroom	3.13 x 1.70	10'3" x 5'6"	
Terrace			

# FIRST FLOOR APARTMENTS

## APARTMENTS 3 & 4

These large first floor two bedroom apartments provide a spacious and stylish living accommodation with stunning views onto the tree lined street below. Apartment 3 has a larger living and dining area but both apartments provide an exceptionally high standard of living accommodation,

along with the benefit of a dedicated secure parking space in a private car park accessed from Wellesley Avenue.



## APARTMENT 03

Entrance Hall			
Kitchen   Dining   Living	5.63 x 4.46	18'6" x 14'6"	
Master Bedroom	3.48 x 3.78	11'4" x 12'4"	
Ensuite	2.41 x 2.04	7'9" x 6'7"	
Bedroom 2	3.13 x 2.85	10'3" x 9'3"	
Bathroom	3.13 x 1.70	10'3" x 5'6"	

## APARTMENT 04

Entrance Hall			
Kitchen   Dining   Living	6.81 x 5.63	22'3" x 18'6"	
Master Bedroom	3.48 x 3.70	11'4" x 12'1"	
Ensuite	2.41 x 2.04	7'9" x 6'7"	
Bedroom 2	3.15 x 2.85	10'3" x 9'3"	
Bathroom	3.15 x 1.70	10'3" x 5'6"	

Top floor master bedroom showing reading room in apartments 05 & 06



Open plan kitchen living area of apartment 06



Roof terrace of apartments 05 & 06



# SECOND & THIRD FLOOR PENTHOUSE APARTMENTS

## PENTHOUSE APARTMENTS 05 & 06

These penthouse apartments are unrivalled in their size and layout. At almost 1500sqft each they provide living and entertainment accommodation unlike any other apartments in BT9. Each penthouse has a large living and dining area with two spacious bedrooms.

Their master bedrooms also benefit from additional space in the form of private study areas above the ensuite bathrooms which provide invaluable work and storage space filled with natural light. On the third floor both penthouses take their residents to another level with breath taking views from large private terraces over Belfast and towards Cavehill. The views from these apartments are truly unique and have to be seen to be fully appreciated.

## APARTMENT 05

### SECOND FLOOR

Entrance Hall			
Kitchen   Dining   Living	5.68 x 5.62	18'6" x 18'4"	
Master Bedroom	3.78 x 3.51	12'4" x 11'5"	
Ensuite	2.03 x 1.83	6'7" x 6'0"	
Bedroom 2	3.13 x 2.85	10'3" x 9'3"	
Bathroom	3.13 x 1.70	10'3" x 5'6"	

### THIRD FLOOR

Terrace	3.23 x 3.18	10'6" x 10'5"
Luggage Room	4.44 x 2.29	14'6" x 7'6"
Lounge	3.45 x 2.43	11'4" x 8'0"
Reading Room	3.79 x 2.76	12'4" x 9'1"



## APARTMENT 06

### SECOND FLOOR

Entrance Hall		
Kitchen   Dining   Living	5.70 x 5.62	18'7" x 18'5"
Master Bedroom	3.70 x 3.51	12'1" x 11'5"
Ensuite	2.03 x 1.83	6'7" x 6'0"
Bedroom 2	3.13 x 2.85	10'3" x 9'3"
Bathroom	3.13 x 1.70	10'3" x 5'6"

### THIRD FLOOR

Terrace	3.23 x 3.18	10'6" x 10'5"
Luggage Room	4.44 x 2.29	14'6" x 7'6"
Lounge	3.45 x 2.43	11'4" x 8'0"
Reading Room	3.79 x 2.76	12'4" x 9'1"

Kitchen / living area for ground and first floor apartments



# APARTMENT ESSENTIALS

## KITCHEN:

- Contemporary designer kitchen with soft close doors and drawers
- Integrated branded appliances, oven, hob, fridge/freezer, dishwasher and washer dryer
- Optional choice of worktop finish

## BEDROOMS:

- Master bedroom ensuite
- Second bedroom
- TV/ satellite points in both bedrooms
- USB points in all bedrooms

## BATHROOM:

- Branded white sanitary ware with chrome finish
- High quality chrome shower fittings
- Soft close WC
- Fully tiled shower and wet area
- Chrome heated towel radiator
- Built-in vanity unit

## FLOORING:

- Engineered wood flooring to kitchen/ living room
- Tiled floor to bathrooms
- Carpeted floors to hallways and bedrooms

## GLAZING:

- Sliding sash uPVC windows to front of building
- uPVC windows to rear of building
- uPVC door to access outside area (where applicable)

## DECORATION:

- Painted internal walls and ceilings
- Painted skirting and architraves
- Solid wood internal doors with contemporary ironmongery

## ELECTRICAL:

- Multi room wiring to living area and both bedrooms
- Energy efficient lighting throughout
- Security intercom
- Range of chrome/ white slim-line sockets and switches
- USB ports in living area and both bedrooms
- Mains supply smoke and carbon monoxide detectors
- External electrical supply to roof terrace and external areas

## HEATING:

- Phoenix natural gas heating
- Gas fire / heater on each roof terrace

## KEY FEATURES:

- High level cornicing in kitchen/ living areas

## EXTERNAL FEATURES FOR OUTDOOR USE:

- External roof terraces for penthouse apartments
- Front garden areas for ground floor apartments
- Secure private allocated parking
- Electrical points
- Gas heaters

# CONNECTED LIVING

With excellent transport routes to the M2 North and the M1 South, local and national amenities are easily accessible. If you prefer the stress-free alternative to driving, Belfast's Europa Transport Hub is within 15 minutes walk and for more exotic shores, Belfast City Airport is within 10 minutes reach.

 Motorway	 Hospital
 Road	 University
 Street	 Park
 Train Route	 Retail
 Towpath	 Night Life
 Parks & Greenways	 Coffee Shops
 Waterways	

<b>A</b> Belfast City Hall	<b>H</b> SSE Arena
<b>B</b> Waterfront Hall	<b>I</b> Ulster Museum
<b>C</b> Beacon of Hope	<b>J</b> Crescent Arts Centre
<b>D</b> Grand Opera House	<b>K</b> Lyric Theatre
<b>E</b> Kingspan Stadium	<b>L</b> SHU Restaurant
<b>F</b> St. Anne's Cathedral	<b>M</b> Gormleys Fine Art
<b>G</b> Windsor Park	



**PORTLAND HOUSE**  
WELLINGTON PARK BT9





# PORTLAND HOUSE

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LUXURY • LOCATION • LIFESTYLE

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SELLING AGENT

DEVELOPER



T: 028 9066 1111  
[www.fetherstonclements.com](http://www.fetherstonclements.com)



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**B L O C K**  
creative property marketing

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